

CITY OF MARGATE, FLORIDA

ORDINANCE NO. 89-23

AN ORDINANCE OF THE CITY OF MARGATE, FLORIDA, PROVIDING FOR AMENDMENT TO THE COMPREHENSIVE PLAN OF THE CITY OF MARGATE, FLORIDA, APPENDIX B, AMENDING ELEMENT IV; AMENDING FUTURE LAND USE ELEMENT OF MARGATE COMPREHENSIVE PLAN FROM COMMERCIAL RECREATION TO RESIDENTIAL (7 DWELLING UNITS PER ACRE) [PARCEL CR-NORTH AND CR-SOUTH OF CORAL BAY, A PORTION OF THE NORTHEAST 1/4 OF SECTION 24-48-41, CONTAINING 5.923 ACRES, LOCATED WEST OF STATE ROAD 7, SOUTH OF SAMPLE ROAD AND NORTH OF THE COLONIES OF MARGATE]; ICON DEVELOPMENT CORPORATION, PETITIONER; PROVIDING FOR REPEAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF MARGATE, FLORIDA:

SECTION 1: That Appendix B, Element IV, entitled Future Land Use Element, shall be amended to redesignate the property from commercial recreation to residential (7 dwelling units per acre) [parcel CR-North and CR-South of Coral Bay, a portion of the northeast 1/4 of Section 24-48-41, containing 5.923 acres, located west of State Road 7, south of Sample Road and North of the Colonies of Margate, as shown on Schedule "A" attached hereto and made a part of this Ordinance.

SECTION 2: That all ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed to the extent of such conflict.

SECTION 3: That if any section, sentence, clause, or phrase of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this ordinance.

**CERTIFICATION**

I CERTIFY THIS TO BE A TRUE & CORRECT COPY OF THE DOCUMENT ON FILE AT CITY HALL. WITNESS BY HAND AND OFFICIAL SEAL OF THE CITY OF MARGATE THIS 20 DAY OF November, 19 89

*Margie J. Parker*  
CITY CLERK

SECTION 4: That it is the intention of the City Commission that the provisions of this ordinance shall become and be made a part of the City of Margate Code, and that the sections of this ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section", "article" or such other appropriate word or phrase in order to accomplish such intentions.

SECTION 5: That this ordinance shall not become effective unless and until the Broward County Planning Council recertifies the Future Land Use Element of the Margate Comprehensive Plan, including this amendment. PASSED ON FIRST READING THIS 1st day of November, 1989. PASSED ON SECOND READING THIS 15th day of November, 1989.

ATTEST:

*Shirley J. Laughman*  
CITY CLERK

*James P. ...*  
MAYOR

RECORD OF VOTE - 1ST READING RECORD OF VOTE - 2ND READING

Varsallone	Ave	Varsallone	Ave
Anton	Ave	Anton	Ave
Goldner	Ave	Goldner	Ave
Bross	Ave	Bross	Ave
Weisinger	Ave	Weisinger	Ave

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36

LAND USE AMENDMENT  
FROM: COMMERCIAL RECREATION  
TO: RESIDENTIAL (7 D.U.A.)

SCHEDULE "A"

LAND DESCRIPTION

CORAL BAY

PARCEL "CR-NORTH" AND "CR-SOUTH"

A portion of the Northeast one-quarter (NE $\frac{1}{4}$ ) of Section 24, Township 48 South, Range 41 East, Broward County, Florida, being more particularly described as follows:

COMMENCING at the Northeast corner of said Section 24;

THENCE North 89° 29' 09" West, along the North line of said Section 24, a distance of 1555.55 feet to a point on the West Right-of-Way line of Northwest 62nd Avenue as recorded in Official Records Book 14820, Page 260 of the Public Records of Broward County, Florida;

THENCE South 01° 00' 24" East, along said Right-of-Way line, 41.32 feet;

THENCE South 01° 00' 34" East, along said Right-of-Way line, 653.94 feet to the beginning of a tangent curve concave to the Northeast;

THENCE Southeasterly along said Right-of-Way line and the arc of said curve, having a radius of 1009.93 feet, a delta of 22° 35' 18", an arc distance of 398.15 feet to an intersection with a non-tangent line (the center of said curve bears North 66° 24' 08" East);

THENCE South 19° 20' 40" West, 47.69 feet;

THENCE South 62° 17' 11" West, 37.39 feet to the beginning of a tangent curve concave to the Southeast;

THENCE Southwesterly along the arc of said curve, having a radius of 302.50 feet, a delta of 09° 27' 50", an arc distance of 49.97 feet to the POINT OF BEGINNING (the center of said curve bears South 37° 10' 39" East);

THENCE continue Southwesterly along the arc of said curve, having a radius of 302.50 feet, a delta of 53° 49' 55", an arc distance of 284.21 feet to the Point of Tangency;

THENCE South 01° 00' 34" East, 258.12 feet to the beginning of a tangent curve concave to the West;

THENCE Southerly along the arc of said curve, having a radius of 250.00 feet, a delta of 14° 26' 14", an arc distance of 62.99 feet to a Point of Compound Curvature with a curve concave to the Northwest;

THENCE continue Southwesterly along the arc of said Compound Curve, having a radius of 725.00 feet, a delta of 10° 19' 52", an arc distance of 130.73 feet to a Point of Compound Curvature with a curve concave to the Northwest;

THENCE continue Southwesterly along the arc of said Compound Curve, having a radius of 950.00 feet, a delta of 22° 08' 32", an arc distance of 367.13 feet to an intersection with a non-radial line (the center of said curve bears North 44° 05' 55" West);

THENCE North 25° 10' 55" West, 421.18 feet;

THENCE North 53° 20' 45" East, 25.19 feet;

THENCE North 73° 37' 03" East, 22.98 feet;

THENCE North 48° 54' 07" East, 115.52 feet;

THENCE North 40° 09' 08" East, 52.73 feet to the beginning of a tangent curve concave to the Northwest;

THENCE Northeasterly along the arc of said curve, having a radius of 30.00 feet, a delta of 40° 50' 39", an arc distance of 21.39 feet to the Point of Tangency;

THENCE North 00° 41' 32" West, 42.90 feet;

THENCE North 20° 28' 13" East, 92.24 feet;

THENCE North 12° 19' 06" East, 23.17 feet to the beginning of a tangent curve concave to the West;

THENCE Northerly along the arc of said curve, having a radius of 100.00 feet, a delta of 37° 11' 11", an arc distance of 64.90 feet to the Point of Tangency;

THENCE North 24° 52' 05" West, 20.36 feet;

THENCE North 04° 36' 34" West, 90.08 feet to the beginning of a tangent curve concave to the East;

THENCE Northeasterly along the arc of said curve, having a radius of 25.00 feet, a delta of 33° 57' 27", an arc distance of 14.82 feet to the Point of Tangency;

THENCE North 29° 20' 53" East, 20.21 feet to the beginning of a tangent curve concave to the West;

THENCE Northerly along the arc of said curve, having a radius of 25.00 feet, a delta of 44° 14' 59", an arc distance of 19.31 feet to the Point of Tangency;

THENCE North 14° 54' 06" West, 25.89 feet to the beginning of a tangent curve concave to the East;

THENCE Northerly along the arc of said curve, having a radius of 25.00 feet, a delta of 13° 51' 21", an arc distance of 6.05 feet to the Point of Tangency;

THENCE North 01° 02' 44" West, 49.56 feet;

THENCE South 89° 29' 28" East, 359.84 feet to the POINT OF BEGINNING;

Said lands lying in the City of Margate, Broward County, Florida, containing 258,007 square feet (5.923 acres) more or less.

Land Description Prepared By  
CRAIG A. SMITH & ASSOCIATES  
Consulting Engineers & Surveyors  
1000 West McNab Road  
Pompano Beach, Florida 33069  
Project No: 89-1169  
Prepared By: WEK  
Checked By: GJC  
August 7, 1989

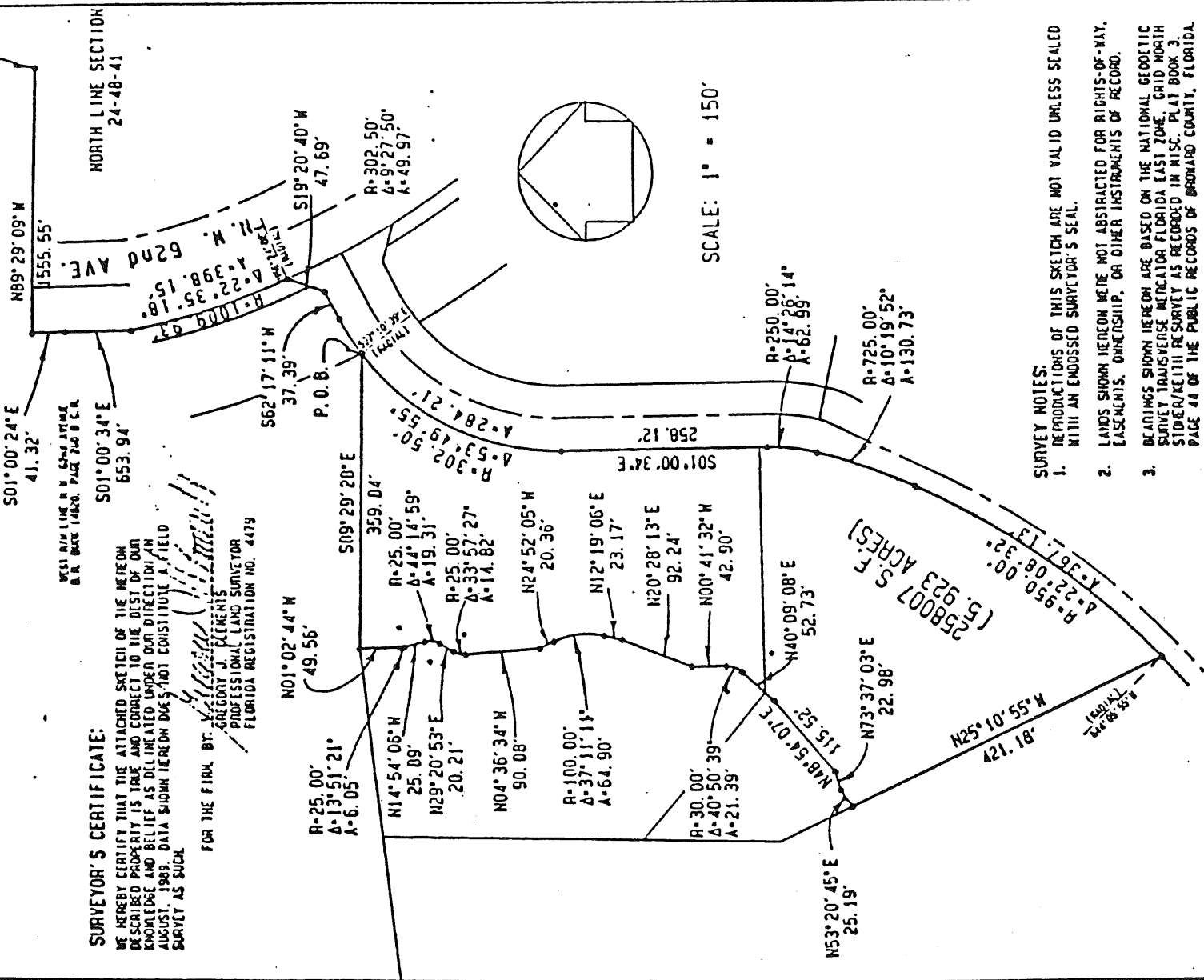
# SKETCH OF DESCRIPTION CORAL BAY PARCELS "CR-NORTH" & "CR-SOUTH" CITY OF MARGATE BROWARD COUNTY, FLORIDA

P. O. C.  
N. E. CORNER  
24-48-41

**SURVEYOR'S CERTIFICATE:**

WE HEREBY CERTIFY THAT THE ATTACHED SKETCH OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS DILIGENTLY OBTAINED UNDER OUR DIRECTION IN AUGUST, 1989. DATA SHOWN HEREON DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

FOR THE FIRM OF:  
**GREGORY J. FLEMING**  
PROFESSIONAL LAND SURVEYOR  
FLORIDA REGISTRATION NO. 4479



- SURVEY NOTES:**
1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN ENDOSSSED SURVEYOR'S SEAL.
  2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
  3. READINGS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC SURVEY TRANSVERSE MERCATOR FLORIDA EAST ZONE, GRID NORTH STONE/KEITH RESURVEY AS RECORDED IN MISC. PLAT BOOK 3, PAGE 44 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
  4. DATA SHOWN HEREON DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
  5. IMPROVEMENTS ON SUBJECT PROPERTY NOT LOCATED.

157-11619  
GREGORY J. FLEMING

**CRAIG A. SMITH & ASSOCIATES**  
CONSULTING ENGINEERS & SURVEYORS

1000 WEST MC NAB ROAD  
POMPANO BEACH, FLORIDA, 33069  
(305)782-8222



CERT. NO. LB0003110

FLORIDA REGISTRATION	DMN	DATE	FB/PG	CKD
	VEK	2/1/81	---	GA